



CITY OF MORGAN HILL

17555 PEAK AVENUE, MORGAN HILL, CALIFORNIA 95037-4128 (408) 779-7247

Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSION

TUESDAY, OCTOBER 9, 2001

CITY COUNCIL CHAMBERS

CIVIC CENTER

17555 PEAK AVENUE

MORGAN HILL, CA

COMMISSIONERS

CHAIR BARBARA SULLIVAN

VICE-CHAIR PATRICIA MCMAHON

COMMISSIONER GENO ACEVEDO

COMMISSIONER ROBERT J. BENICH

COMMISSIONER RALPH LYLE

COMMISSIONER JOSEPH MUELLER

COMMISSIONER CHARLES D. WESTON

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT
CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: September 25, 2001

OLD BUSINESS:

1. **URBAN SERVICE AREA, USA-01-02/GENERAL PLAN AMENDMENT, GPA-01-04/ANNEXATION ANX 01-01-03: ZONING AMENDMENT, ZA-01-09: HALE-CATHOLIC HIGH SCHOOL:** A request to amend the Urban Service Area boundary to include a 30 acre parcel located on the west side of Monterey Rd., east of Hale Ave. approximately 1000 ft. north of Sanchez Dr. The General Plan amendment requested is to change the land use designation from Single Family Medium to Public Facility. Annexation and rezoning of the 30 acre parcel is also requested. The proposed zoning designation for the parcel is PF, Public Facility. (APN 764-09-12)

Recommendation: Conduct workshop on October 23, 2001; Open the Public Hearing and continue requests to November 13, 2001.

2. **VARIANCE, VAR-01-02: MONTEREY-ZAMORA:** A request for approval to allow for the reduction in the required setback from 25 feet to 12 feet along the south property line of 17810 Monterey Rd. The proposed setback reduction would accommodate current development plans for the location of a second building and associated improvements of the Atrium office building. (APN 726-24-018 & 019)

Recommendation: Open the Public Hearing and table the item.

NEW BUSINESS:

3. **ZONING AMENDMENT, ZA-01-05: MONTEREY-SOUTH VALLEY DEVELOPERS:** A request to amend the CG-General Commercial zoning district to Planned Unit Development on a 6.22-acre site at the intersection of Cochrane Rd. and Monterey Rd. (APN 764-10-004)

Recommendation: Open public hearing and continue request to October 23, 2001.

4. **DEVELOPMENT AGREEMENT, DA-01-06: COCHRANE-COYOTE ESTATES:** A request for approval of a development agreement for Phase 6 (11 lots) of the Coyote Estates subdivision located on the north side of Cochrane Rd. west of Malaguerra Ave., in the R-1 12,000 zoning district. (APN 728-35-008-009- & 010, 728-36-001 & 10)

Recommendation: Open the Public Hearing, and continue item to October 23, 2001.

5. **DEVELOPMENT AGREEMENT, DA-01-07: COCHRANE-MISSION VIEW:** A request for approval of a development agreement for Phases 5 & 6 (15 & 9 units respectively) of the Mission Ranch subdivision located on the south side of Cochrane Rd., east of Mission View and west of Peet Rd. in the R-1 7,000 zoning district. (APN 728-32-001, 002, 003, & 728-33-001)

Recommendation: Open the Public Hearing, and continue item to October 23, 2001.

6. **DEVELOPMENT AGREEMENT AMENDMENT, DAA-99-04: E. DUNNE-MORGAN MEADOWS:** A request for approval to amend paragraph 14 of the Morgan Meadows development agreement. The project is located at the southwest corner of Dunne Ave. and Hill Rd. (APN 817-19-025)

Recommendation: Adopt Resolution No. 01-73, approving request.

7. **USE PERMIT, UP-01-04: MONTEREY-WEST COAST BEAUTY SUPPLY CO.:** A request for approval of a conditional use permit for a 1,785 sq. ft. wholesale facility on a 1.13-acre parcel-The Morgan Hill Plaza. The proposed business specializes in wholesale distribution of beauty products to licensed cosmetologists. The use is located in the PUD zoning district. (APN 767-09-018)

Recommendation: Adopt Resolution No. 01-74, approving request.

8. **ZONING AMENDMENT, ZA-01-10/SUBDIVISION, SD-01-05/DEVELOPMENT AGREEMENT, DA-01-03: E. CENTRAL-MORGAN LANE:** A request for approval of a tentative map, zoning amendment and development agreement for a 40-lot subdivision on a 16.068 acre parcel, located north and south of E. Central Ave. - west of Butterfield and east of Serene Dr. (APN 726-20-003, 726-28-001 & 002)

Recommendation: Adopt Resolution Nos. 01-75 (zoning amendment), 01-76 (subdivision), and 01-77 (development agreement), with recommendation to forward to City Council for approval.

TENTATIVE UPCOMING AGENDA ITEMS FOR THE OCTOBER 23, 2001 MEETING:

- **ZA-01-03: Hale-Glenrock/Shea Homes**
- **ZA-01-18: McLaughlin-Jones**
- **SD-01-04: McLaughlin-Jones**
- **DA-01-02: McLaughlin-Jones**

- **UP-01-03: E. Dunne-Victorious Christian Center**
- **Multi-Family Vacancy Rate Report**

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

